039.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	566,400 /	566,400
					USE VALUE:	566,400 /	566,400
					ASSESSED:	566,400 /	566,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		REGIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EMENEAU DOUGLAS C JR--ETAL	
Owner 2:	EMENEAU EILEEN M	
Owner 3:		
Street 1:	14 REGIS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,480 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6480.000	173,200		393,200	566,400
Total Card	0.149	173,200		393,200	566,400
Total Parcel	0.149	173,200		393,200	566,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 491.67 | /Parcel: 491.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 26046

GIS Ref

GIS Ref

Insp Date 10/31/18

!3225!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	173,400	0	6,480.	393,200	566,600	566,600	Year End Roll	12/18/2019
2019	101	FV	163,800	0	6,480.	356,400	520,200	520,200	Year End Roll	1/3/2019
2018	101	FV	163,800	0	6,480.	337,900	501,700	501,700	Year End Roll	12/20/2017
2017	101	FV	163,800	0	6,480.	294,900	458,700	458,700	Year End Roll	1/3/2017
2016	101	FV	163,800	0	6,480.	251,900	415,700	415,700	Year End	1/4/2016
2015	101	FV	153,200	0	6,480.	233,500	386,700	386,700	Year End Roll	12/11/2014
2014	101	FV	153,200	0	6,480.	193,500	346,700	346,700	Year End Roll	12/16/2013
2013	101	FV	153,200	0	6,480.	184,300	337,500	337,500		12/13/2012

PRINT

Date	Time
12/10/20	18:31:56

LAST REV

Date	Time
04/02/19	15:10:05

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10544-488		6/4/1964			No	No		N

USER DEFINED

Prior Id # 1:	26046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/1999	414	Manual	6,000					VINYL SIDE OF HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
1/22/2009	Meas/Inspect	294	PATRIOT
2/21/2000	Mailer Sent		
2/18/2000	Meas/Inspect	197	PATRIOT
8/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6480		Sq. Ft.	Site		0	64.	0.95	3									393,217						393,200	

Total AC/HA: 0.14876 | Total SF/SM: 6480 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,217 | Spl Credit | Total: 393,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.96934247
Adj $ / SQ:	137.404
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251064
Depreciation:	77830
Depreciated Total:	173234

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

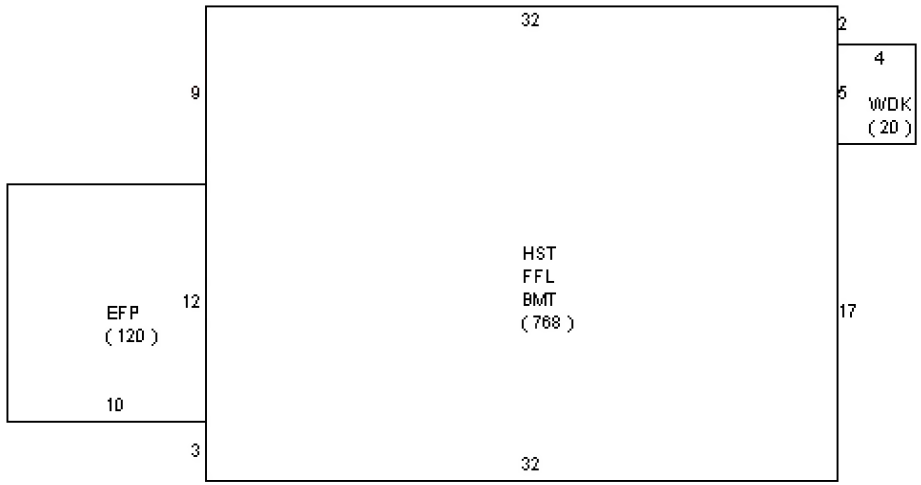
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.40
Special Features:	0	Val/Su Net:	84.08
Final Total:	173200	Val/Su SzAd	150.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.220	31,658
FFL	First Floor	768	137.400	105,527
HST	Half Story	384	137.400	52,763
EFP	Enclos Porch	120	48.380	5,806
WDK	Deck	20	15.510	310

Net Sketched Area:	2,060			Total:	196,064
Size Ad	1152	Gross Are	2444	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X5	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	